

Annual Urban Renewal Report, Fiscal Year 2015 - 2016

Levy Authority Summary

Local Government Name: WAPELLO
Local Government Number: 58G562

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
WAPELLO FARMERS ELEVATOR URBAN RENEWAL	58002	5

TIF Debt Outstanding: 1,190,821

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:	72,353	0	Amount of 07-01-2015 Cash Balance Restricted for LMI
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TIF Revenue:	342,410
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	342,410

Rebate Expenditures:	4,003
Non-Rebate Expenditures:	404,267
Returned to County Treasurer:	0
Total Expenditures:	408,270

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:	6,493	0	Amount of 06-30-2016 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance:** 776,058

Urban Renewal Area Data Collection

Local Government Name: WAPELLO (58G562)
 Urban Renewal Area: WAPELLO FARMERS ELEVATOR URBAN RENEWAL
 UR Area Number: 58002

UR Area Creation Date: 10/1995

UR Area Purpose: To allow city leaders to encourage public/private investment in economic activities through the creation of a TIF District and assist in the creation of a better quality of life.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WAPELLO CITY/WAPELLO SCH/U R FARMERS ELEV INCREM	58062	58063	473,336
WAPELLO CITY/WAPELLO SCH/U R FARMERS ELEV/1 INCREM	58064	58065	7,003,261
WAPELLO CITY AG/WAPELLO SCH/U R FARMERS ELEV/2 INCREM	58066	58067	25,811
WAPELLO CITY/WAPELLO SCH/U R FARMERS ELEV/3A INCREM	58074	58075	2,009,462
WAPELLO CITY AG/WAPELLO SCH/U R FARMERS ELEV/3A INCREM	58076	58077	7,061

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	73,533	9,991,220	6,508,483	2,184,455	0	-16,668	18,741,023	0	18,741,023
Taxable	32,872	5,568,452	5,857,641	1,966,009	0	-16,668	13,408,306	0	13,408,306
Homestead Credits									54

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Projects For WAPELLO FARMERS ELEVATOR URBAN RENEWAL

Industrial Park Strom Sewer Improvemnent Project

Description:	Strom Sewer Industrial Park
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Odessa Subdivision Improvement Project (Phase 2)

Description:	Water, Storm Sewer and Sanitary Sewer South 5th
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

2010 5th Street Paving Improvement Project

Description:	Street Odessa
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Mulberry Street Improvement Project

Description:	Street Patricks
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

Patrick's Subdivision Storm Sewer Improvement Project

Description:	Storm Sewer Patricks
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

2009 Laurel Dr & Spruce Dr Paving Improvement Project

Description:	Steet Patricks
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Commerce Dr Sewer Extension

Description:	Sewer Commerce Dr.
Classification:	Industrial/manufacturing property
Physically Complete:	Yes

Payments Complete:	No
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Garden Park Sanitary Sewer

Description:	Sanitary Sewer
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Linden Street

Description:	Water, Sanitary & Streets
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Weaver Storm Sewer

Description:	Storm Sewer
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Farmer Elevator

Description:	Development Agreement
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Superior Tooling

Description:	Development Agreement
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Shawn Maine dba Midwest Rods & Restoration

Description:	Development Agreement
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Midwest Classic Storage

Description:	Development Agreement
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For WAPELLO FARMERS ELEVATOR URBAN RENEWAL

Sewer Interfund Loan

Debt/Obligation Type:	Internal Loans
Principal:	193,539
Interest:	0
Total:	193,539
Annual Appropriation?:	No
Date Incurred:	11/26/2007
FY of Last Payment:	2018

2012 G.O. Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	815,000
Interest:	20,855
Total:	835,855
Annual Appropriation?:	Yes
Date Incurred:	11/14/2012
FY of Last Payment:	2019

Weaver Storm Sewer

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	102,000
Interest:	39,840
Total:	141,840
Annual Appropriation?:	Yes
Date Incurred:	06/19/2015
FY of Last Payment:	2018

Farmer Elevator

Debt/Obligation Type:	Rebates
Principal:	12,153
Interest:	0
Total:	12,153
Annual Appropriation?:	Yes
Date Incurred:	10/17/2013
FY of Last Payment:	2020

Superior Tooling

Debt/Obligation Type:	Rebates
Principal:	1,282
Interest:	0
Total:	1,282
Annual Appropriation?:	Yes

Date Incurred:	12/15/2011
FY of Last Payment:	2019

Midwest Classic Storage

Debt/Obligation Type:	Rebates
Principal:	5,869
Interest:	0
Total:	5,869
Annual Appropriation?:	Yes
Date Incurred:	10/15/2015
FY of Last Payment:	2021

Shawn Maine dba Midwest Rods & Restoration

Debt/Obligation Type:	Rebates
Principal:	283
Interest:	0
Total:	283
Annual Appropriation?:	Yes
Date Incurred:	10/15/2015
FY of Last Payment:	2021

Non-Rebates For WAPELLO FARMERS ELEVATOR URBAN RENEWAL

TIF Expenditure Amount:	298,915
Tied To Debt:	2012 G.O. Bonds
Tied To Project:	Industrial Park Storm Sewer Improvement Project

TIF Expenditure Amount:	70,000
Tied To Debt:	Sewer Interfund Loan
Tied To Project:	2009 Laurel Dr & Spruce Dr Paving Improvement Project

TIF Expenditure Amount:	35,352
Tied To Debt:	Weaver Storm Sewer
Tied To Project:	Weaver Storm Sewer

Rebates For WAPELLO FARMERS ELEVATOR URBAN RENEWAL

836 Weaver Blvd

TIF Expenditure Amount:	0
Rebate Paid To:	Superior Tooling
Tied To Debt:	Superior Tooling
Tied To Project:	Superior Tooling
Projected Final FY of Rebate:	2019

105 North Hwy 61

TIF Expenditure Amount:	4,003
Rebate Paid To:	Farmer Elevator & Exchange
Tied To Debt:	Farmer Elevator
Tied To Project:	Farmer Elevator
Projected Final FY of Rebate:	2020

TIF Taxing District Data Collection

Local Government Name: WAPELLO (58G562)
 Urban Renewal Area: WAPELLO FARMERS ELEVATOR URBAN RENEWAL (58002)
 TIF Taxing District Name: WAPELLO CITY/WAPELLO SCH/U R FARMERS ELEV INCREM
 TIF Taxing District Inc. Number: 58063
 TIF Taxing District Base Year: 0
 FY TIF Revenue First Received: 1997
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2017

UR Designation	
Slum	No
Blighted	No
Economic Development	10/1995

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	64,070	2,770,324	144,865	0	0	2,979,259	0	2,979,259
Taxable	0	35,708	2,493,294	130,379	0	0	2,659,381	0	2,659,381
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	2,505,923	473,336	473,336	0	0

FY 2016 TIF Revenue Received: 17,044

TIF Taxing District Data Collection

Local Government Name: WAPELLO (58G562)
 Urban Renewal Area: WAPELLO FARMERS ELEVATOR URBAN RENEWAL (58002)
 TIF Taxing District Name: WAPELLO CITY/WAPELLO SCH/U R FARMERS ELEV/1 INCREM
 TIF Taxing District Inc. Number: 58065
 TIF Taxing District Base Year: 0
 FY TIF Revenue First Received: 1999
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2023

UR Designation	
Slum	No
Blighted	No
Economic Development	08/1998

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	9,634,630	2,193,388	116,059	0	-16,668	11,927,409	0	11,927,409
Taxable	0	5,369,712	1,974,050	104,453	0	-16,668	7,431,547	0	7,431,547
Homestead Credits									52

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	3,302,459	7,431,547	7,003,261	428,286	14,793

FY 2016 TIF Revenue Received: 252,174

♣ Annual Urban Renewal Report, Fiscal Year 2015 - 2016

TIF Taxing District Data Collection

Local Government Name: WAPELLO (58G562)
 Urban Renewal Area: WAPELLO FARMERS ELEVATOR URBAN RENEWAL (58002)
 TIF Taxing District Name: WAPELLO CITY AG/WAPELLO SCH/U R FARMERS ELEV/2 INCREM
 TIF Taxing District Inc. Number: 58067
 TIF Taxing District Base Year: 0
 FY TIF Revenue First Received: 1999
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2023

UR Designation	
Slum	No
Blighted	No
Economic Development	08/1998

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	57,739	0	0	0	0	0	57,739	0	57,739
Taxable	25,811	0	0	0	0	0	25,811	0	25,811
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	115,004	0	25,811	-25,811	-652

FY 2016 TIF Revenue Received: 656

TIF Taxing District Data Collection

Local Government Name: WAPELLO (58G562)
 Urban Renewal Area: WAPELLO FARMERS ELEVATOR URBAN RENEWAL (58002)
 TIF Taxing District Name: WAPELLO CITY/WAPELLO SCH/U R FARMERS ELEV/3A INCREM
 TIF Taxing District Inc. Number: 58075
 TIF Taxing District Base Year: 0
 FY TIF Revenue First Received: 2002
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2026

UR Designation	
Slum	No
Blighted	No
Economic Development	07/2001

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	292,520	1,544,771	1,923,531	0	0	3,760,822	0	3,760,822
Taxable	0	163,032	1,390,297	1,731,177	0	0	3,284,506	0	3,284,506
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	1,751,360	2,009,462	2,009,462	0	0

FY 2016 TIF Revenue Received: 72,357

TIF Taxing District Data Collection

Local Government Name: WAPELLO (58G562)
 Urban Renewal Area: WAPELLO FARMERS ELEVATOR URBAN RENEWAL (58002)
 TIF Taxing District Name: WAPELLO CITY AG/WAPELLO SCH/U R FARMERS ELEV/3A INCREM
 TIF Taxing District Inc. Number: 58077
 TIF Taxing District Base Year: 0
 FY TIF Revenue First Received: 2002
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2026

UR Designation	
Slum	No
Blighted	No
Economic Development	07/2001

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	15,794	0	0	0	0	0	15,794	0	15,794
Taxable	7,061	0	0	0	0	0	7,061	0	7,061
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	6,970	7,061	7,061	0	0

FY 2016 TIF Revenue Received: 179